

**MARKED AGENDA
ZONING REVIEW BOARD
FEBRUARY 14, 2008
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

CONTINUED CASE:

- A. Z-07-98-**An Ordinance by Councilmember Carla Smith amending Section 16-20K.006 of the City of Atlanta's Code of Ordinances by **adding a new Sub-Paragraph (8) which would put in place Bike Lanes Regulations for the Grant Park Historic District;** and for other purposes.

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: 90-DAY DEFERRAL-MAY 2008

ZRB RECOMMENDATION: 90-DAY DEFERRAL-MAY 2008

NEW CASES

1. **Z-07-116-**An ordinance to rezone from the R-4 (Single-family Residential) District to the R-4B (Single-family Residential) District, property located at **390 Maynard Terrace, S.E.**, fronting approximately 98 feet on the east side of Maynard Terrace and approximately 299 feet on the south side of Marbut Avenue (an unimproved right of way). Depth: varies. Area: approximately 0.63 acres. Land Lot 178, 15th District, DeKalb County, Georgia.

OWNER: KOLA BAMIDELE

APPLICANT: SCOTT WEST

NPU- W COUNCIL DISTRICT 5

NPU RECOMMENDATION: DEFERRAL

STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2008

ZRB RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2008

2. **Z-07-118-** An Ordinance by Councilmember Howard Shook to amend the 1982 Zoning Ordinance of the City of Atlanta by amending Section 16-18I.005, entitled "Sidewalks" of the SPI-9 Buckhead Village Overlay District Regulations, so as to add a new Subsection (12) and to amended the Official 1982 Zoning Ordinance Map by Overlaying Said Amended SPI-9 District: and for other purposes.

NPU-B COUNCIL DISTRICT 7

NPU RECOMMENDATION: APPROVAL

STAFF RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE

3. **Z-07-119-** An Ordinance by Councilmember Carla Smith to amend Ordinance 06-O-0142 (Z-05-128) adopted by City Council March 20, 2006 and approved by the Mayor March 28, 2006 rezoning from R-5/HD (Two-Family/Residential/Grant Park Historic-Conditional) District to the PD-MU/HD (Planned Development-Mixed Use/Grant Park Historic) for the purpose of a change in Conditions for 771-795 Cherokee Avenue, SE and 412 Grant Park Place, SE.

NPU-W COUNCIL DISTRICT 1

NPU RECOMMENDATION: NO ACTION TAKEN

STAFF RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2008

ZRB RECOMMENDATION: 30-DAY DEFERRAL-MARCH 2008

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4. **Z-07-120**-An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the C-2 (Commercial Services) District, property located at **2370 Metropolitan Parkway, S.W.**, fronting approximately 300 feet on the east side of Metropolitan Parkway and approximately 200 feet north of the northeastern intersection of Metropolitan Parkway and Pegg Road. Depth: 299 feet . Area: approximately 6.88 acres. Land Lot 19, 14th District, Fulton County, Georgia.
OWNER: SADC, LLC.
APPLICANT: LAWRENCE T. HUMPREY
NPU-X COUNCIL DISTRICT 12
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
5. **Z-07-121**-An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MRC-3 (Mixed Residential Commercial) District, property located at **880 Glenwood Avenue, S.E.**, fronting approximately 202 feet on the north side of Glenwood Avenue and at the intersection of Glenwood Avenue and Chester Avenue. Depth: 820 feet. Area: approximately 4.2 acres. Land Lot 12, 14th District, Fulton County, Georgia.
OWNER: THE TRUST FOR PUBLIC LAND, INC.
APPLICANT: CAPITAL 33, LLC BY SHARON A. GAY
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2008
6. **U-07-40**-An Ordinance to amend Ordinance U-80-5 which granted a Special Use Permit for a Private Club (Section 16-05.006 (1) (d)), property located at **155 West Paces Ferry Road, N.W.** Depth: varies. Area: approximately 18.05 acres. Land Lot 115. 17th District, Fulton County, Georgia.
OWNER: CHEROKEE TOWN CLUB
APPLICANT: WILSON BROCK AND IRBY, LLC/LARRY M. DINGLE, ESQ.
NPU-B COUNCIL DISTRICT 8
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

DEFERRED CASES

7. **Z-07-69**-An Ordinance to rezone from the R-4 (Single family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **3601 Campbellton Road, S.W.** (aka 2875 Campbellton Road), fronting approximately 515 feet on the north side of Campbellton Road at the intersection of Barge Road. Depth: varies. Area: approximately 15 acres. Land Lot 251. 14th District, Fulton County, Georgia.
OWNER: YOUNG WOMEN'S CHRISTIAN ASSOCIATION
OF GREATER ATLANTA
APPLICANT: ROB ADAMSON
NPU-P COUNCIL DISTRICT 11
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
8. **Z-07-70**-An Ordinance to rezone from the C-1 (Community Business) District and R-LC (Residential Limited-Commercial) District to the C-2 (Commercial Service) District, property located at **305, 309, 315, 321, Pharr Road, N.E. and 2985, 2989, 2991 North Fulton Drive, N.E. and 2990 and 2996 Grandview Avenue, N.E.** Property is located approximately 175 feet on the west side of Grandview Avenue, approximately 285 feet on the east side of North Fulton Drive and approximately 285 feet on the south side of Pharr Road. Depth: varies. Area: approximately 2.25 acres. Land Lot 60. 17th District, Fulton County, Georgia.
OWNER: ROBERT C. LOUDERMILK
APPLICANT: CALEB RACICOT (on behalf of Boss Properties, LLC)
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2008
ZRB RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2008
9. **Z-07-103**-An Ordinance to rezone from the R-4 (Single family Residential) District and the C-2 (Commercial Service) District to the MRC-2 (Mixed Residential Commercial) District, property located at **1845-1895 Piedmont Road, N.E.**, fronting approximately 554.51 feet on the east side of Piedmont Road beginning 151.71 feet from the northerly corner of Rock Springs Road. Depth: varies. Area: 6.072 acres. Land Lot 50. 17th District, Fulton County, Georgia.
OWNER: MORTON REALTY CO, SM&M REALTY CORP, STANLEYTON REALTY CO, AND ATLANTA PEACHTREE ASSOCIATES.
APPLICANT: DAVID E. GREEN
NPU-F COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

10. **Z-07-101**-An Ordinance to rezone from the SPI-15-subarea 8 (Special Public Interest-Lindbergh Transit Station Area- Subarea 8-- Lindbergh Residential) to the SPI-15-subarea 3 (Special Public Interest-Lindbergh Transit Station Area- Subarea 3- Piedmont Commercial), for property located at **690 Lindbergh Drive, N.E.**, fronting approximately 1500 feet on the north side of Lindbergh Drive, approximately 700 feet on the south side of Morosgo Drive and approximately 488 feet on the west side of East Morosgo Way. Depth: varies. Area: approximately 13.69 acres. Land Lot 48. 17th District, Fulton County, Georgia.

OWNER: NORTHMOOR, LLC/LION GABLES REALTY LIMITED
PARTNERSHIP

APPLICANT: GABLES RESIDENTIAL TRUST

NPU-B COUNCIL DISTRICT 7

NPU RECOMMENDATION: NO ACTION TAKEN

STAFF RECOMMENDATION: 60-DAY DEFERRAL-APRIL 2008

ZRB RECOMMENDATION: 90-DAY DEFERRAL-MAY 2008

11. **Z-07-108**-An Ordinance by Zoning Committee to rezone from the R-G-3 (Residential General-Sector 3) District to the R-LC (Residential-Limited Commercial) District, property located at **2999 and 3005 Lookout Place, NE, and 405 Pharr Road, N.E. (aka known as 3009 Lookout Place)** fronting approximately 100 feet on the east side of Lookout Place beginning 300 feet from the intersection of Lookout Place and Pharr Road. Depth: varies. Area :approximately 0.17 Acre. Land Lot: 60, 17th District, Fulton County, Georgia

OWNERS: STEPHANIE M. WRIGHT, PHILLIP C. HENRY
AND CHARLOTTE B. PERRELL

APPLICANT: STEPHANIE M. WRIGHT

NPU-B COUNCIL DISTRICT 7

NPU RECOMMENDATION: DENIAL

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

12. **Z-07-115**-An ordinance to rezone from the R-4 (Single family Residential), RG-3 (Residential General-Sector 3) and C-2 (Commercial Services) Districts to the MR-5A (Multifamily Residential) District, property located at **345 and 355 Moreland Avenue, S.E., and 1140 and 1144 Faith Avenue, S.E.**, (and aka 345 Howell Drive), fronting approximately 375 feet on the west side of Moreland Avenue at the southwest corner of I-20 and Moreland Avenue and approximately 299 feet on the north side of Faith Avenue. Depth: approximately 250 feet. Area: 2.291 acres. Land Lot 12, 14th District, Fulton County, Georgia.

OWNER: TAYLOR INTEREST, LLC

APPLICANT: CORTLAND PARTNERS

NPU-W COUNCIL DISTRICT 5

NPU RECOMMENDATION: APPROVAL CONDITIONAL

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA